

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 1 OF 36

TAXATION DISTRICT 002 TOWN OF ALDEN

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	200,000	115,500	173.16	161.59	169.84	42.80	0.0	0.93
	IMPROVED	18	3,890,400	3,193,800	121.81	128.90	132.50	20.04	50.0	1.06
	TOTAL	22	4,090,400	3,309,300	123.60	134.84	132.50	26.37	40.9	1.09
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	200,000	115,500	173.16	161.59	169.84	42.80	0.0	0.93
	IMPROVED	18	3,890,400	3,193,800	121.81	128.90	132.50	20.04	50.0	1.06
	TOTAL	22	4,090,400	3,309,300	123.60	134.84	132.50	26.37	40.9	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	1	25.0	1	25.0	0	0.0	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0
	IMPROVED	18	0	0.0	3	16.7	3	16.7	3	16.7	6	33.3	0	0.0	3	16.7	0	0.0
	TOTAL	22	1	4.6	3	13.6	4	18.2	3	13.6	6	27.3	0	0.0	3	13.6	2	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	1	25.0	1	25.0	0	0.0	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0
	IMPROVED	18	0	0.0	3	16.7	3	16.7	3	16.7	6	33.3	0	0.0	3	16.7	0	0.0
	TOTAL	22	1	4.6	3	13.6	4	18.2	3	13.6	6	27.3	0	0.0	3	13.6	2	9.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 2 OF 36

TAXATION DISTRICT 004 TOWN OF APPLE RIVER

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	61,500	53,400	115.17	125.20	125.20	23.24	0.0	1.09
	IMPROVED	9	1,842,900	2,088,200	88.25	91.37	96.22	12.03	55.6	1.04
	TOTAL	11	1,904,400	2,141,600	88.92	97.52	96.22	15.34	54.6	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	61,500	53,400	115.17	125.20	125.20	23.24	0.0	1.09
	IMPROVED	9	1,842,900	2,088,200	88.25	91.37	96.22	12.03	55.6	1.04
	TOTAL	11	1,904,400	2,141,600	88.92	97.52	96.22	15.34	54.6	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	3	33.3	1.5	16.7	3.5	38.9	1	11.1	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	3	27.3	2.5	22.7	3.5	31.8	1	9.1	0	0.0	1	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	3	33.3	1.5	16.7	3.5	38.9	1	11.1	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	3	27.3	2.5	22.7	3.5	31.8	1	9.1	0	0.0	1	9.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 3 OF 36

TAXATION DISTRICT 006 TOWN OF BALSAM LAKE

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	17,400	11,500	151.30	151.30	151.30	0.00	100.0	1.00
	IMPROVED	23	6,464,200	5,842,300	110.64	117.44	114.86	12.17	65.2	1.06
	TOTAL	24	6,481,600	5,853,800	110.72	118.85	116.38	12.81	62.5	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	17,400	11,500	151.30	151.30	151.30	0.00	100.0	1.00
	IMPROVED	23	6,464,200	5,842,300	110.64	117.44	114.86	12.17	65.2	1.06
	TOTAL	24	6,481,600	5,853,800	110.72	118.85	116.38	12.81	62.5	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	4	17.4	7.5	32.6	7.5	32.6	3	13.0	0	0.0	1	4.4
	TOTAL	24	0	0.0	0	0.0	4	16.7	8	33.3	7	29.2	3	12.5	2	8.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	4	17.4	7.5	32.6	7.5	32.6	3	13.0	0	0.0	1	4.4
	TOTAL	24	0	0.0	0	0.0	4	16.7	8	33.3	7	29.2	3	12.5	2	8.3	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 4 OF 36

TAXATION DISTRICT 008 TOWN OF BEAVER

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	517,300	466,000	111.01	111.22	113.91	4.59	100.0	1.00
	TOTAL	3	517,300	466,000	111.01	111.22	113.91	4.59	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	517,300	466,000	111.01	111.22	113.91	4.59	100.0	1.00
	TOTAL	3	517,300	466,000	111.01	111.22	113.91	4.59	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 5 OF 36

TAXATION DISTRICT 010 TOWN OF BLACK BROOK

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	48,400	24,000	201.67	201.67	201.67	4.96	100.0	1.00
	IMPROVED	5	705,100	577,500	122.10	123.42	132.09	27.14	20.0	1.01
	TOTAL	7	753,500	601,500	125.27	145.78	161.39	25.59	28.6	1.16
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	48,400	24,000	201.67	201.67	201.67	4.96	100.0	1.00
	IMPROVED	5	705,100	577,500	122.10	123.42	132.09	27.14	20.0	1.01
	TOTAL	7	753,500	601,500	125.27	145.78	161.39	25.59	28.6	1.16

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	1	20.0	1	20.0	0	0.0	.5	10.0	.5	10.0	2	40.0	0	0.0	0	0.0
	TOTAL	7	2	28.6	0	0.0	1	14.3	.5	7.1	1.5	21.4	1	14.3	1	14.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	1	20.0	1	20.0	0	0.0	.5	10.0	.5	10.0	2	40.0	0	0.0	0	0.0
	TOTAL	7	2	28.6	0	0.0	1	14.3	.5	7.1	1.5	21.4	1	14.3	1	14.3	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 6 OF 36

TAXATION DISTRICT 012 TOWN OF BONE LAKE

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,560,300	1,065,000	146.51	153.41	141.13	26.31	14.3	1.05
	TOTAL	7	1,560,300	1,065,000	146.51	153.41	141.13	26.31	14.3	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,560,300	1,065,000	146.51	153.41	141.13	26.31	14.3	1.05
	TOTAL	7	1,560,300	1,065,000	146.51	153.41	141.13	26.31	14.3	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	3	42.9	.5	7.1	.5	7.1	1	14.3	1	14.3	1	14.3
	TOTAL	7	0	0.0	0	0.0	3	42.9	.5	7.1	.5	7.1	1	14.3	1	14.3	1	14.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	3	42.9	.5	7.1	.5	7.1	1	14.3	1	14.3	1	14.3
	TOTAL	7	0	0.0	0	0.0	3	42.9	.5	7.1	.5	7.1	1	14.3	1	14.3	1	14.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 7 OF 36

TAXATION DISTRICT 014 TOWN OF CLAM FALLS

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	107,500	90,000	119.44	187.50	187.50	46.67	0.0	1.57
	IMPROVED	1	106,300	90,000	118.11	118.11	118.11	0.00	100.0	1.00
	TOTAL	3	213,800	180,000	118.78	164.37	118.11	49.39	33.3	1.38
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	107,500	90,000	119.44	187.50	187.50	46.67	0.0	1.57
	IMPROVED	1	106,300	90,000	118.11	118.11	118.11	0.00	100.0	1.00
	TOTAL	3	213,800	180,000	118.78	164.37	118.11	49.39	33.3	1.38

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 8 OF 36

TAXATION DISTRICT 016 TOWN OF CLAYTON

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	44,300	27,800	159.35	155.70	155.70	36.27	0.0	0.98
	IMPROVED	9	1,451,200	1,413,700	102.65	120.55	110.04	27.60	44.4	1.17
	TOTAL	11	1,495,500	1,441,500	103.75	126.94	110.04	31.91	45.5	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	44,300	27,800	159.35	155.70	155.70	36.27	0.0	0.98
	IMPROVED	9	1,451,200	1,413,700	102.65	120.55	110.04	27.60	44.4	1.17
	TOTAL	11	1,495,500	1,441,500	103.75	126.94	110.04	31.91	45.5	1.22

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	1	11.1	2.5	27.8	1.5	16.7	1	11.1	0	0.0	2	22.2
	TOTAL	11	0	0.0	1	9.1	1	9.1	3.5	31.8	1.5	13.6	1	9.1	0	0.0	3	27.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	1	11.1	2.5	27.8	1.5	16.7	1	11.1	0	0.0	2	22.2
	TOTAL	11	0	0.0	1	9.1	1	9.1	3.5	31.8	1.5	13.6	1	9.1	0	0.0	3	27.3

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 9 OF 36

TAXATION DISTRICT 018 TOWN OF CLEAR LAKE

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	96,800	99,200	97.58	97.58	97.58	0.00	100.0	1.00
	TOTAL	1	96,800	99,200	97.58	97.58	97.58	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	96,800	99,200	97.58	97.58	97.58	0.00	100.0	1.00
	TOTAL	1	96,800	99,200	97.58	97.58	97.58	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 10 OF 36

TAXATION DISTRICT 020 TOWN OF EUREKA

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	221,300	176,900	125.10	139.76	120.71	26.94	40.0	1.12
	IMPROVED	7	960,900	697,400	137.78	190.17	173.87	34.65	14.3	1.38
	TOTAL	12	1,182,200	874,300	135.22	169.17	152.24	34.89	25.0	1.25
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	435,400	450,000	96.76	96.76	96.76	0.00	100.0	1.00
	TOTAL	1	435,400	450,000	96.76	96.76	96.76	0.00	100.0	1.00
TOTAL	VACANT	5	221,300	176,900	125.10	139.76	120.71	26.94	40.0	1.12
	IMPROVED	8	1,396,300	1,147,400	121.69	178.49	158.34	39.38	25.0	1.47
	TOTAL	13	1,617,600	1,324,300	122.15	163.60	142.81	36.82	15.4	1.34

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	0	0.0	1	20.0	1	20.0
	IMPROVED	7	0	0.0	2	28.6	1	14.3	.5	7.1	.5	7.1	1	14.3	0	0.0	2	28.6
	TOTAL	12	0	0.0	2	16.7	3	25.0	1	8.3	2	16.7	0	0.0	2	16.7	2	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	0	0.0	1	20.0	1	20.0
	IMPROVED	8	0	0.0	2	25.0	1	12.5	1	12.5	1	12.5	0	0.0	1	12.5	2	25.0
	TOTAL	13	0	0.0	1	7.7	5	38.5	.5	3.9	1.5	11.5	1	7.7	1	7.7	3	23.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 11 OF 36

TAXATION DISTRICT 022 TOWN OF FARMINGTON

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	136,200	70,750	192.51	197.03	187.33	7.28	66.7	1.02
	IMPROVED	8	1,389,700	1,106,000	125.65	141.75	125.62	21.54	62.5	1.13
	TOTAL	11	1,525,900	1,176,750	129.67	156.82	144.93	25.19	27.3	1.21
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	136,200	70,750	192.51	197.03	187.33	7.28	66.7	1.02
	IMPROVED	8	1,389,700	1,106,000	125.65	141.75	125.62	21.54	62.5	1.13
	TOTAL	11	1,525,900	1,176,750	129.67	156.82	144.93	25.19	27.3	1.21

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	1	12.5	2	25.0	0	0.0	1	12.5
	TOTAL	11	0	0.0	0	0.0	4	36.4	1.5	13.6	1.5	13.6	2	18.2	0	0.0	2	18.2
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	1	12.5	2	25.0	0	0.0	1	12.5
	TOTAL	11	0	0.0	0	0.0	4	36.4	1.5	13.6	1.5	13.6	2	18.2	0	0.0	2	18.2

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 12 OF 36

TAXATION DISTRICT 024 TOWN OF GARFIELD

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	172,100	203,000	84.78	89.71	89.71	7.11	100.0	1.06
	IMPROVED	9	1,783,200	1,592,900	111.95	118.70	108.80	16.11	55.6	1.06
	TOTAL	11	1,955,300	1,795,900	108.88	113.43	107.37	16.47	54.6	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	172,100	203,000	84.78	89.71	89.71	7.11	100.0	1.06
	IMPROVED	9	1,783,200	1,592,900	111.95	118.70	108.80	16.11	55.6	1.06
	TOTAL	11	1,955,300	1,795,900	108.88	113.43	107.37	16.47	54.6	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	1	11.1	3.5	38.9	1.5	16.7	2	22.2	0	0.0	1	11.1
	TOTAL	11	0	0.0	0	0.0	2	18.2	3.5	31.8	2.5	22.7	2	18.2	0	0.0	1	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	1	11.1	3.5	38.9	1.5	16.7	2	22.2	0	0.0	1	11.1
	TOTAL	11	0	0.0	0	0.0	2	18.2	3.5	31.8	2.5	22.7	2	18.2	0	0.0	1	9.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 13 OF 36

TAXATION DISTRICT 026 TOWN OF GEORGETOWN

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	393,700	448,000	87.88	72.49	67.45	13.83	83.3	0.82
	IMPROVED	19	5,307,400	4,340,100	122.29	126.03	119.74	16.53	57.9	1.03
	TOTAL	25	5,701,100	4,788,100	119.07	113.18	110.03	22.96	44.0	0.95
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	6	393,700	448,000	87.88	72.49	67.45	13.83	83.3	0.82
	IMPROVED	19	5,307,400	4,340,100	122.29	126.03	119.74	16.53	57.9	1.03
	TOTAL	25	5,701,100	4,788,100	119.07	113.18	110.03	22.96	44.0	0.95

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6		0	0.0	0	0.0	3	50.0	2	33.3	0	0.0	0	0.0	1	16.7
	IMPROVED	19		0	0.0	2	10.5	7.5	39.5	3.5	18.4	4	21.1	0	0.0	2	10.5
	TOTAL	25		1	4.0	4	16.0	1	4.0	6.5	26.0	4.5	18.0	3	12.0	2	8.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	6		0	0.0	0	0.0	3	50.0	2	33.3	0	0.0	0	0.0	1	16.7
	IMPROVED	19		0	0.0	0	0.0	2	10.5	7.5	39.5	3.5	18.4	4	21.1	2	10.5
	TOTAL	25		1	4.0	4	16.0	1	4.0	6.5	26.0	4.5	18.0	3	12.0	2	8.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 14 OF 36

TAXATION DISTRICT 028 TOWN OF JOHNSTOWN

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	1,206,700	1,051,000	114.81	118.99	121.52	5.38	100.0	1.04
	TOTAL	3	1,206,700	1,051,000	114.81	118.99	121.52	5.38	100.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	1,206,700	1,051,000	114.81	118.99	121.52	5.38	100.0	1.04
	TOTAL	3	1,206,700	1,051,000	114.81	118.99	121.52	5.38	100.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 15 OF 36

TAXATION DISTRICT 030 TOWN OF LAKETOWN

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	26,500	26,700	99.25	99.25	99.25	0.00	100.0	1.00
	IMPROVED	5	652,000	537,400	121.32	149.14	131.65	33.33	40.0	1.23
	TOTAL	6	678,500	564,100	120.28	140.82	116.68	35.97	50.0	1.17
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	26,500	26,700	99.25	99.25	99.25	0.00	100.0	1.00
	IMPROVED	5	652,000	537,400	121.32	149.14	131.65	33.33	40.0	1.23
	TOTAL	6	678,500	564,100	120.28	140.82	116.68	35.97	50.0	1.17

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	2	40.0	.5	10.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	1	16.7	1	16.7	0	0.0	1	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	2	40.0	.5	10.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	1	16.7	1	16.7	0	0.0	1	16.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 16 OF 36

TAXATION DISTRICT 032 TOWN OF LINCOLN
 COUNTY 48 POLK
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	23,600	16,000	147.50	147.50	147.50	0.00	100.0	1.00
	IMPROVED	18	4,297,100	4,538,400	94.68	99.22	97.76	16.31	50.0	1.05
	TOTAL	19	4,320,700	4,554,400	94.87	101.76	99.37	17.75	52.6	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	23,600	16,000	147.50	147.50	147.50	0.00	100.0	1.00
	IMPROVED	18	4,297,100	4,538,400	94.68	99.22	97.76	16.31	50.0	1.05
	TOTAL	19	4,320,700	4,554,400	94.87	101.76	99.37	17.75	52.6	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	5	27.8	4	22.2	5	27.8	2	11.1	1	5.6	1	5.6
	TOTAL	19	0	0.0	0	0.0	5	26.3	4.5	23.7	5.5	29.0	1	5.3	1	5.3	2	10.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	5	27.8	4	22.2	5	27.8	2	11.1	1	5.6	1	5.6
	TOTAL	19	0	0.0	0	0.0	5	26.3	4.5	23.7	5.5	29.0	1	5.3	1	5.3	2	10.5

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 17 OF 36

TAXATION DISTRICT 034 TOWN OF LORAIN

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	89,300	77,900	114.63	112.00	112.00	3.65	100.0	0.98
	TOTAL	2	89,300	77,900	114.63	112.00	112.00	3.65	100.0	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	89,300	77,900	114.63	112.00	112.00	3.65	100.0	0.98
	TOTAL	2	89,300	77,900	114.63	112.00	112.00	3.65	100.0	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 18 OF 36

TAXATION DISTRICT 036 TOWN OF LUCK

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	36,200	32,000	113.13	113.13	113.13	0.00	100.0	1.00
	IMPROVED	6	678,900	468,500	144.91	164.32	148.72	30.17	33.3	1.13
	TOTAL	7	715,100	500,500	142.88	157.00	140.57	30.15	42.9	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	36,200	32,000	113.13	113.13	113.13	0.00	100.0	1.00
	IMPROVED	6	678,900	468,500	144.91	164.32	148.72	30.17	33.3	1.13
	TOTAL	7	715,100	500,500	142.88	157.00	140.57	30.15	42.9	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	1	16.7	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3
	TOTAL	7	0	0.0	1	14.3	1	14.3	1.5	21.4	1.5	21.4	0	0.0	0	0.0	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	1	16.7	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3
	TOTAL	7	0	0.0	1	14.3	1	14.3	1.5	21.4	1.5	21.4	0	0.0	0	0.0	2	28.6

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 19 OF 36

TAXATION DISTRICT 038 TOWN OF MCKINLEY

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	275,600	244,000	112.95	111.96	114.74	3.72	100.0	0.99
	TOTAL	3	275,600	244,000	112.95	111.96	114.74	3.72	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	275,600	244,000	112.95	111.96	114.74	3.72	100.0	0.99
	TOTAL	3	275,600	244,000	112.95	111.96	114.74	3.72	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 20 OF 36

TAXATION DISTRICT 040 TOWN OF MILLTOWN
 COUNTY 48 POLK
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	10,000	15,000	66.67	66.67	66.67	0.00	100.0	1.00
	IMPROVED	11	2,261,100	1,987,000	113.79	125.13	113.45	24.21	63.6	1.10
	TOTAL	12	2,271,100	2,002,000	113.44	120.26	111.61	26.05	58.3	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	10,000	15,000	66.67	66.67	66.67	0.00	100.0	1.00
	IMPROVED	11	2,261,100	1,987,000	113.79	125.13	113.45	24.21	63.6	1.10
	TOTAL	12	2,271,100	2,002,000	113.44	120.26	111.61	26.05	58.3	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	1	9.1	0	0.0	4.5	40.9	2.5	22.7	1	9.1	0	0.0	2	18.2
	TOTAL	12	0	0.0	2	16.7	0	0.0	4	33.3	3	25.0	1	8.3	0	0.0	2	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	1	9.1	0	0.0	4.5	40.9	2.5	22.7	1	9.1	0	0.0	2	18.2
	TOTAL	12	0	0.0	2	16.7	0	0.0	4	33.3	3	25.0	1	8.3	0	0.0	2	16.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 21 OF 36

TAXATION DISTRICT 042 TOWN OF OSCEOLA

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	66,700	52,500	127.05	128.52	118.22	18.98	33.3	1.01
	IMPROVED	13	2,179,100	1,772,400	122.95	127.45	124.50	17.35	69.2	1.04
	TOTAL	16	2,245,800	1,824,900	123.06	127.65	121.79	18.19	56.3	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	66,700	52,500	127.05	128.52	118.22	18.98	33.3	1.01
	IMPROVED	13	2,179,100	1,772,400	122.95	127.45	124.50	17.35	69.2	1.04
	TOTAL	16	2,245,800	1,824,900	123.06	127.65	121.79	18.19	56.3	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3
	IMPROVED	13		0	0.0	2	15.4	0	0.0	4.5	34.6	4.5	34.6	1	7.7	0	0.0
	TOTAL	16		0	0.0	1	6.3	2	12.5	5	31.3	4	25.0	2	12.5	1	6.3
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3
	IMPROVED	13		0	0.0	2	15.4	0	0.0	4.5	34.6	4.5	34.6	1	7.7	0	0.0
	TOTAL	16		0	0.0	1	6.3	2	12.5	5	31.3	4	25.0	2	12.5	1	6.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 044 TOWN OF SAINT CROIX FALLS

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	332,400	405,000	82.07	123.71	123.71	36.35	0.0	1.51
	IMPROVED	7	1,945,600	1,952,250	99.66	106.49	110.96	14.74	57.1	1.07
	TOTAL	9	2,278,000	2,357,250	96.64	110.31	110.96	20.47	44.4	1.14
2 - COMMERCIAL	VACANT	1	150,000	180,000	83.33	83.33	83.33	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	150,000	180,000	83.33	83.33	83.33	0.00	100.0	1.00
TOTAL	VACANT	3	482,400	585,000	82.46	110.25	83.33	35.97	66.7	1.34
	IMPROVED	7	1,945,600	1,952,250	99.66	106.49	110.96	14.74	57.1	1.07
	TOTAL	10	2,428,000	2,537,250	95.69	107.62	109.69	21.15	40.0	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	9	0	0.0	1	11.1	2	22.2	1.5	16.7	2.5	27.8	1	11.1	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	10	0	0.0	1	10.0	3	30.0	1	10.0	3	30.0	1	10.0	0	0.0	1	10.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 23 OF 36

TAXATION DISTRICT 046 TOWN OF STERLING

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	505,300	498,000	101.47	117.23	97.96	32.18	57.1	1.16
	TOTAL	7	505,300	498,000	101.47	117.23	97.96	32.18	57.1	1.16
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	505,300	498,000	101.47	117.23	97.96	32.18	57.1	1.16
	TOTAL	7	505,300	498,000	101.47	117.23	97.96	32.18	57.1	1.16

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	2	28.6	1.5	21.4	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	7	0	0.0	0	0.0	2	28.6	1.5	21.4	2.5	35.7	0	0.0	0	0.0	1	14.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	2	28.6	1.5	21.4	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	7	0	0.0	0	0.0	2	28.6	1.5	21.4	2.5	35.7	0	0.0	0	0.0	1	14.3

TAXATION DISTRICT	048	TOWN OF WEST SWEDEN
COUNTY	48	POLK
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 25 OF 36

TAXATION DISTRICT 106 VILLAGE OF BALSAM LAKE

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,926,400	1,727,650	111.50	113.81	108.14	12.16	75.0	1.02
	TOTAL	8	1,926,400	1,727,650	111.50	113.81	108.14	12.16	75.0	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,926,400	1,727,650	111.50	113.81	108.14	12.16	75.0	1.02
	TOTAL	8	1,926,400	1,727,650	111.50	113.81	108.14	12.16	75.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 111 VILLAGE OF CENTURIA
COUNTY 48 POLK
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	402,600	198,100	203.23	206.37	225.81	9.27	66.7	1.02
	TOTAL	3	402,600	198,100	203.23	206.37	225.81	9.27	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	402,600	198,100	203.23	206.37	225.81	9.27	66.7	1.02
	TOTAL	3	402,600	198,100	203.23	206.37	225.81	9.27	66.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 27 OF 36

TAXATION DISTRICT 112 VILLAGE OF CLAYTON
 COUNTY 48 POLK
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	404,200	349,820	115.55	116.72	110.69	8.57	75.0	1.01
	TOTAL	4	404,200	349,820	115.55	116.72	110.69	8.57	75.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	404,200	349,820	115.55	116.72	110.69	8.57	75.0	1.01
	TOTAL	4	404,200	349,820	115.55	116.72	110.69	8.57	75.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 28 OF 36

TAXATION DISTRICT 113 VILLAGE OF CLEAR LAKE

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	867,400	620,010	139.90	166.54	126.07	38.74	57.1	1.19
	TOTAL	7	867,400	620,010	139.90	166.54	126.07	38.74	57.1	1.19
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	867,400	620,010	139.90	166.54	126.07	38.74	57.1	1.19
	TOTAL	7	867,400	620,010	139.90	166.54	126.07	38.74	57.1	1.19

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	0	0.0	1	14.3	2	28.6
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	0	0.0	1	14.3	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	0	0.0	1	14.3	2	28.6
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	.5	7.1	0	0.0	1	14.3	2	28.6

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 29 OF 36

TAXATION DISTRICT 116 VILLAGE OF DRESSER

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	967,100	598,700	161.53	174.20	152.03	25.98	66.7	1.08
	TOTAL	6	967,100	598,700	161.53	174.20	152.03	25.98	66.7	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	967,100	598,700	161.53	174.20	152.03	25.98	66.7	1.08
	TOTAL	6	967,100	598,700	161.53	174.20	152.03	25.98	66.7	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	0	0.0	1	16.7

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 30 OF 36

TAXATION DISTRICT 126 VILLAGE OF FREDERIC
COUNTY 48 POLK
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	553,740	483,900	114.43	122.09	132.38	16.93	40.0	1.07
	TOTAL	5	553,740	483,900	114.43	122.09	132.38	16.93	40.0	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	806,880	874,200	92.30	105.69	92.69	26.24	33.3	1.15
	TOTAL	3	806,880	874,200	92.30	105.69	92.69	26.24	33.3	1.15
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,360,620	1,358,100	100.19	115.94	115.85	24.24	37.5	1.16
	TOTAL	8	1,360,620	1,358,100	100.19	115.94	115.85	24.24	37.5	1.16

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	1	20.0	1	20.0	.5	10.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	1	20.0	1	20.0	.5	10.0	1.5	30.0	1	20.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	1	12.5	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	8	0	0.0	1	12.5	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 31 OF 36

TAXATION DISTRICT 146 VILLAGE OF LUCK
COUNTY 48 POLK
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	540,670	515,000	104.98	108.25	107.03	11.29	75.0	1.03
	TOTAL	4	540,670	515,000	104.98	108.25	107.03	11.29	75.0	1.03
2 - COMMERCIAL	VACANT	1	17,850	14,000	127.50	127.50	127.50	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	17,850	14,000	127.50	127.50	127.50	0.00	100.0	1.00
TOTAL	VACANT	1	17,850	14,000	127.50	127.50	127.50	0.00	100.0	1.00
	IMPROVED	4	540,670	515,000	104.98	108.25	107.03	11.29	75.0	1.03
	TOTAL	5	558,520	529,000	105.58	112.10	113.85	10.89	80.0	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 32 OF 36

TAXATION DISTRICT 151 VILLAGE OF MILLTOWN

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	544,600	410,000	132.83	135.73	132.94	18.63	66.7	1.02
	TOTAL	9	544,600	410,000	132.83	135.73	132.94	18.63	66.7	1.02
2 - COMMERCIAL	VACANT	1	19,500	11,825	164.90	164.90	164.90	0.00	100.0	1.00
	IMPROVED	2	142,200	97,100	146.45	148.16	148.16	38.71	0.0	1.01
	TOTAL	3	161,700	108,925	148.45	153.74	164.90	23.19	33.3	1.04
TOTAL	VACANT	1	19,500	11,825	164.90	164.90	164.90	0.00	100.0	1.00
	IMPROVED	11	686,800	507,100	135.44	137.99	132.94	23.09	54.6	1.02
	TOTAL	12	706,300	518,925	136.11	140.24	133.60	23.05	50.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	0	0.0	3.5	38.9	2.5	27.8	1	11.1	0	0.0	1	11.1
	TOTAL	9	0	0.0	1	11.1	0	0.0	3.5	38.9	2.5	27.8	1	11.1	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	2	18.2	0	0.0	3.5	31.8	2.5	22.7	1	9.1	0	0.0	2	18.2
	TOTAL	12	0	0.0	2	16.7	0	0.0	4	33.3	2	16.7	2	16.7	0	0.0	2	16.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 33 OF 36

TAXATION DISTRICT 165 VILLAGE OF OSCEOLA

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	16	2,167,900	1,655,600	130.94	140.46	127.55	22.42	43.8	1.07
	TOTAL	16	2,167,900	1,655,600	130.94	140.46	127.55	22.42	43.8	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	959,100	800,000	119.89	119.89	119.89	0.00	100.0	1.00
	TOTAL	1	959,100	800,000	119.89	119.89	119.89	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	3,127,000	2,455,600	127.34	139.25	122.59	22.09	47.1	1.09
	TOTAL	17	3,127,000	2,455,600	127.34	139.25	122.59	22.09	47.1	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	16	0	0.0	0	0.0	2	12.5	6	37.5	1	6.3	4	25.0	0	0.0	3	18.8
	TOTAL	16	0	0.0	0	0.0	2	12.5	6	37.5	1	6.3	4	25.0	0	0.0	3	18.8
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	0	0.0	2	11.8	6.5	38.2	1.5	8.8	2	11.8	2	11.8	3	17.7
	TOTAL	17	0	0.0	0	0.0	2	11.8	6.5	38.2	1.5	8.8	2	11.8	2	11.8	3	17.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
PAGE 34 OF 36

TAXATION DISTRICT 168 VILLAGE OF TURTLE LAKE

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	89,600	48,000	186.67	186.67	186.67	0.00	100.0	1.00
	TOTAL	1	89,600	48,000	186.67	186.67	186.67	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	89,600	48,000	186.67	186.67	186.67	0.00	100.0	1.00
	TOTAL	1	89,600	48,000	186.67	186.67	186.67	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 35 OF 36

TAXATION DISTRICT 201 CITY OF AMERY

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	18,900	19,000	99.47	99.45	99.45	0.56	100.0	1.00
	IMPROVED	22	2,406,800	2,280,500	105.54	111.11	101.76	11.20	77.3	1.05
	TOTAL	24	2,425,700	2,299,500	105.49	110.14	101.27	10.48	79.2	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	515,300	440,500	116.98	149.07	117.43	50.77	50.0	1.27
	TOTAL	4	515,300	440,500	116.98	149.07	117.43	50.77	50.0	1.27
TOTAL	VACANT	2	18,900	19,000	99.47	99.45	99.45	0.56	100.0	1.00
	IMPROVED	26	2,922,100	2,721,000	107.39	116.95	101.76	18.49	69.2	1.09
	TOTAL	28	2,941,000	2,740,000	107.34	115.70	101.27	17.39	71.4	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	0	0.0	11	50.0	6	27.3	2	9.1	1	4.6	2	9.1
	TOTAL	24	0	0.0	0	0.0	0	0.0	12	50.0	7	29.2	2	8.3	1	4.2	2	8.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	0	0.0	1	3.9	12	46.2	6	23.1	2	7.7	2	7.7	3	11.5
	TOTAL	28	0	0.0	0	0.0	1	3.6	13	46.4	7	25.0	2	7.1	2	7.1	3	10.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 36 OF 36

TAXATION DISTRICT 281 CITY OF SAINT CROIX FALLS

COUNTY 48 POLK

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	13	2,619,300	2,389,400	109.62	129.10	117.45	21.00	69.2	1.18
	TOTAL	13	2,619,300	2,389,400	109.62	129.10	117.45	21.00	69.2	1.18
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	13	2,619,300	2,389,400	109.62	129.10	117.45	21.00	69.2	1.18
	TOTAL	13	2,619,300	2,389,400	109.62	129.10	117.45	21.00	69.2	1.18

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	1	7.7	0	0.0	0	0.0	5.5	42.3	3.5	26.9	0	0.0	0	0.0	3	23.1
	TOTAL	13	1	7.7	0	0.0	0	0.0	5.5	42.3	3.5	26.9	0	0.0	0	0.0	3	23.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	1	7.7	0	0.0	0	0.0	5.5	42.3	3.5	26.9	0	0.0	0	0.0	3	23.1
	TOTAL	13	1	7.7	0	0.0	0	0.0	5.5	42.3	3.5	26.9	0	0.0	0	0.0	3	23.1